

**APPENDIX A
HISTORICAL RESOURCE ASSESSMENT**

**4609-4613 Union Bay Place NE
Seattle, Washington**

***Exposition Heights Tract A Unrecorded, Block A, Lot 4
243720-0020***

October 2015

This small frame building was constructed in 1959 as an office and storage building for Ravenna Lumber and Fuel Company, which had its primary facility across the street. A much larger metal Butler building is on the same lot; it is less than 50 years old (1973) and is not addressed in this report.

The office building has been altered by the removal of the wide projecting eave on the north side, a character-defining feature of the simple structure. The building appears to have neither sufficient integrity nor the level of significance necessary to meet the standards for designation as a Seattle landmark. However, final determinations regarding landmark eligibility can be made only by the Seattle Landmarks Preservation Board.

Neighborhood Context

This building is located in the Exposition Heights plat, north of NE 45th Street, east of University Village and one block west of the Burke-Gilman Trail (see Attachment A, Vicinity Map). The area currently has primarily light industrial buildings, with some retail and service businesses.

When Exposition Heights was platted in 1907, Union Bay extended north of today's NE 45th Street, making this waterfront property. The bay and nearby forests were popular hunting and fishing areas for the Duwamish people. White settlement was minimal until 1887, when the Seattle, Lake Shore & Eastern Railroad was built, primarily serving logging camps and mills between Seattle, Bothell and Snoqualmie Falls. To take advantage of this line, Henry Yesler (with his nephew, James D. Lowman) established the Yesler Coal, Wood and Lumber Company

mill on Union Bay in 1888. The location was ideal, as logs could be floated to the site and the cut lumber shipped by rail. To house mill workers, he platted the Town of Yesler, which consisted of 12 blocks located between today's NE 41st and 45th streets. By 1892, the town had nearly 40 houses, a church and a school. The saw mill burned down in 1895, and was replaced by a shingle mill that burned down in the 1920s. However, light industries continued to take advantage of the railroad through the 1950s.

The Exposition Heights plat was filed by developers S. L. Crawford and Clayton Conover in 1907, shortly before the area was annexed by the City of Seattle in 1910. The opening of the Chittenden Locks in Ballard in 1916 significantly altered the landscape by lowering the level of Lake Washington by 9 feet. Union Bay, south of 45th Street, turned into a marsh, and people soon began using it as a garbage dump. Over the following decades, it became the city's largest landfill, holding an estimated 11 million cubic yards of trash.

Development occurred slowly and much of the area remained primarily industrial and agricultural for some time. The 1930 Kroll map shows only a half dozen structures on the two blocks of Union Bay Place north of NE 45th Street. The land to the west was a large (38 acre) truck farm owned by Shigeru Ozawa. A 7-acre parcel north of the farm held a plant nursery. In 1939, the 45th Street viaduct was completed, connecting the Laurelhurst and Sand Point neighborhoods to the University of Washington on the west.

The years following World War II transformed the Union Bay vicinity, as the university expanded to accommodate an influx of students. In 1946, a family housing project, Union Bay Village, was built south of NE 45th Street and east of Union Bay Place (now Mary Gates Memorial Drive NE). The former truck farm at the corner of 25th Avenue N.E. became University Village, one of the region's first large shopping centers, which opened in 1956.

Although housing and retail buildings were being built nearby, Union Bay Place retained its light industrial character. In the early 1960s, the major businesses were Ravenna Lumber and Fuel (with two buildings), the Symington tractor dealership, Bowman (a manufacturer of concrete products) and Northwest Millwork Company, as well as various auto repair shops and gas stations. The railroad line serving local industries continued until 1963. In 1971, the Burlington Northern Railroad petitioned to abandon the track, and the right of way was acquired by the City of Seattle and King County. A cycling and walking trail from Gasworks Park to Kenmore opened in 1978. The nearby landfill underwent a similar transformation; after its closure in 1971, it was converted to various public uses, including the Union Bay Natural Area, the university's Center for Urban Horticulture, and various parking and athletic facilities. In recent years, University Village has greatly expanded and multifamily housing has increased throughout the area.

Building History

This building was built in 1959 (permit #473001) at a cost of \$2,000. It appears to have been designed by the owner, R. G. Raymond; the original plans were hand drawn in pencil and are virtually illegible. By 1973, the property was being used for storage of industrial supplies by Williams Industrial Supply. It was in that year that a large metal warehouse was constructed at the rear of the property for the storage of metal pipes. The use of this original building is not known, but it may have continued to be used as office space. By the 1980s, it was owned by Richard M. Halffman, the owner of a trucking company. In the 1990s the property housed a retail stone yard, providing stone products to landscapers. It is currently used as an office and storage for a stone mason, but has no retail activity.

Building Description

This building is located on the west side of Union Bay Place NE, a relatively unimproved street with a paved walkway but no curbs. The large lot (24,066 square feet) is paved and surrounded by a chain link fence. This building sits toward the front (east) end of the lot, with equipment storage in front and parking on the north. A large metal Butler building is at the rear of the lot.

The one-story building is irregular in plan; it measures approximately 27 by 25 feet, but totals only 532 square feet due to the irregular plan. The original office section on the south projects out and the garage section steps back, with the main entry on the north side. Cladding is vertical boards. The flat roof has deep eaves, supported by 12" rafters, that extend out to shelter the front and the corner entry. The roof is covered with corrugated fiberglass panels. Originally, the roof extended out several feet on the north side as well, but that prominent overhang has been cut off.

The south end of the front (east) elevation has a large three-part aluminum sash window with a fixed center section flanked by narrow windows with operable lower sash. North of this is an overhead garage door of corrugated metal; this appears to be a replacement of the original door. The rear (west) elevation has a vertical board-door cut into the northwest corner. The south elevation is also clad with vertical boards and has a single small window.

Alterations

The primary alteration is the removal of the wide overhang on the north side of the structure. Given the simplicity of the structure, this was a character-defining feature of the building. The garage door also appears to have been replaced.

Sources

City of Seattle Department of Planning and Development, permit data.

King County Tax Assessor Records and Property Record Cards, 1959, 2015.

Nielsen, Roy. *UniverCity: The Story of the University District in Seattle*. Seattle: University Lions Foundation, 1986.

Websites

www.pauldorpat.com

Seattle Now and Then: Union Bay Village 12/14/2013

www.historylink.org

Rochester, Junius, Seattle Neighborhoods--Laurelhurst, Historylink File #3345, accessed 10/1/2015.

www.yeslerswamp.org

Directories and Maps

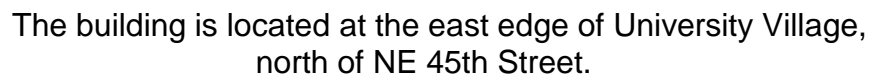
Baist's Atlas of Seattle, 1912

Kroll Atlas of Seattle, various years.

Polk Directory of Seattle, numerous years.

Sanborn Fire Insurance map, 1930

VICINITY MAP



ATTACHMENT B

PROPERTY RECORDS King County Tax Assessor Photographs



Photo B-1: Original photo (east and north elevations, 1959)

Photo B-2: King County Assessor, Property Record Card

ATTACHMENT C

CURRENT PHOTOGRAPHS, 2015



Photo C-1: Looking south along Union Bay Place NE toward NE 45th Street

Photos C-2,3: Looking north and northeast along Union Bay Place

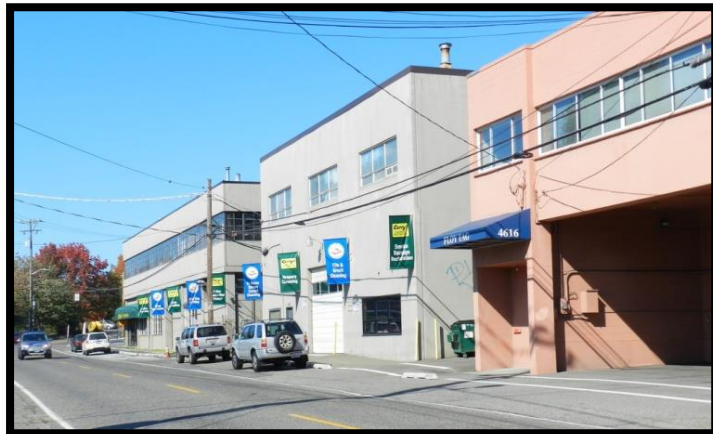




Photo C-4: North side, showing lot with both buildings

Photo C-5: East and north elevations





Photo C-6: Front (east) elevation

Photo C-7: Main entry at northeast corner





Photo C-8: North and west elevations